

## Mixed Use 19 Unit Residential & Retail Building - Design Study

**Location:**

4540 Montgomery Avenue @ Pearl Street  
Bethesda, Maryland

Client: Promark Real Estate Services, LLC

**Description:**

- Gross Building Area: 18,740 SF
- FAR = 1.53 < 2.0 Maximum Permitted for Standard Method Development
- Lot Coverage: 64% < 75% Maximum Permitted for Standard Method Development
- Below Grade 2 Level Garage for 19 Parking Spaces
- Ground Floor Retail & Plaza Amenities
- 19 Studio Dwelling Units on 4 Floors
- Rooftop Patio Amenities

Completion Date: January 2013

